



Rogers

Assessment Property Record Card for Tax Year 2026

Data provided by LISA DELOZIER County Assessor

Date 04/16/2026
Time 21:42:52
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Assessment Data					Primary Image																																																																																																																				
Account 660021991 Parcel ID 000000-00-0-00426-001-0009 Cadastral ID 26-21-14-04120 Property Type REAL - Real Property Property Class RRP VI Area 4 Tax Area 3 - OWASSO RURAL/NO FIRE Name ID 269943 SANOW, JODI 17505 E 78TH ST N OWASSO OK 74055-0000 Parcel Location Situs 17505 E 78TH ST N Subdivision LA STRANGE ACRES 2ND AMD Lot/Block 0009 / 0001 Parcel Size 1 - Lots Sec/Twn/Rng 26 / 21 / 14 / 5 Neighborhood 1056 - R-V04-SW OWASSO School District S021 - OWASSO SCHOOLS																																																																																																																									
Legal Description Lat/Long: 36.26736520 -95.77891904 LOT 9 BLOCK 1 LA STRANGE ACRES 2ND AMD.																																																																																																																									
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Lot Data	Square-Foot - NBHD 1056 #1	Primary Image
Lot Size		
Lot Count		
Units Buildable	1	
Non-Ag Acres	0.3978	
Topography		
Street Access		
Utilities		
Amenities	LAND QUALITY	
	0	
	0	
Method	Square-Foot	
Base Lot Value	17,330.00 x 3.00 = 51,990	
Factor Value		
Adjustments	1.0000	
Lot Value	51,990	

Residential Data	
Type	1 Single Family Residence
Condition	3 - Average
Quality	2 - Fair
Architecture	
Style	100% One Story
Exterior Wall	80% Veneer, Stone 20% Frame, Siding, Wood
Base/Total Area	2,000 / 2,000
Style	100% One Story
HVAC	100% Warmed & Cooled Air
Roof Cover	1 Composition Shingle
Area on Slab	2,000
Fixture/RghIn	14 /
Bed/F/H Bath	3 / 3.0 /
Basement Area	
Garage Type	224 Carport - Gable Roof
Remodel	
Year/Eff Age	1976 / 38



\\tsclient\TCASEY\CASEY BOOTH RESIDENTIAL VI\2022-8-8\IM 8/9/2022

GRM Approach	
GRM Code	
Gross Rent	0.00
Indicated Value	

Multiple Regression			
MRA Code	1	Test	
Adjusted R	0.8445		
Indicated Value	145,115	72.56	Per SqFt

Direct Comparables			
Selection Model	A	Adam Test	
Adjustment Model	1	2022 Residential	
Comparables	2		
Indicated Value	209,940		Per SqFt

Cost Approach				Manual : 01/2025			
Base Cost	96.56	Total Misc Impr	+	29,265			
Roofing Adj	+ 3.83	Garage Cost	+	1,465			
Subfloor Adj	+ 0.00	Total RCN	=	268,010			
Heat/Cool Adj	+ 10.30	Depreciation (49%)	-	131,325			
Plumbing Adj	+ 7.95	Lump Sums	+	0			
Basement Adj	+ 0.00	RCNLD	=	136,685			
Adj Base Cost	= 118.64	Lot Value	+	51,990			
Total Area	x 2,000	Indicated Value	=	188,675			
Adjusted Cost	= 237,280	Value Per SqFt		94.34			

Value Reconciliation			
Selected Approach	Cost Approach		
Improvements	136,685		
Lot Value	51,990		
Indicated Value	188,675	94.34	Per SqFt
Agland Value			
Site Improvements	3,931		
Total Value	192,606	96.30	Total Value Per SqFt

Miscellaneous Improvements								
Code	Description	Sketch ID	Size	Year	Units	Unit Cost	Depr	Value
FPR1	FIREPLACE - RESIDENTIAL 1 STORY	0		1	1	4,576.55		4,577
EPSW	ENCLOSED PORCH - SOLID WALL	53479		152	152	54.74		8,320
EPSW	ENCLOSED PORCH - SOLID WALL	53480		306	306	53.49		16,368

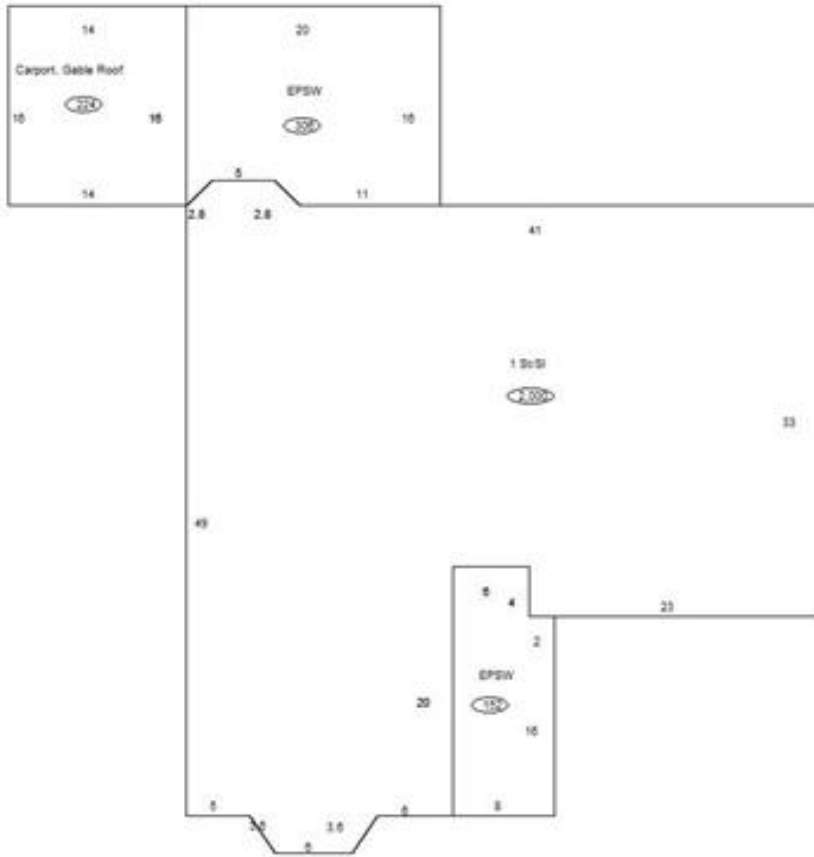


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Sketch Image

660021991



Sketch Vector Information

Sequence	Code	Type	Built Over	Scale	Section Label	Base Area	Multiplier	Total Area
1	R	1	Slab	10	1 St/SI	2,000	1.000	2,000
2	M	EPSW		10	EPSW	152	1.000	152
3	M	EPSW		10	EPSW	306	1.000	306
4	G	3		10	Carport, Gable Roof	224	1.000	224
Total Building Area						2,000		2,000



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Outbuildings/Site Improvements

Building Image	Code	Description	Dimensions	Floor	Roofing	Total Units
	DTGF	DETACHED GARAGE FAIR	0x0x0			546
	Qual 2	Cond 3	Year	Eff Age		
Valuation Summary		Modifier Total	RCN	Depr (55% Phys/ % Func)		RCNLD
Base Cost (16.00 x 546)		8,736		8,736	4,805	3,931